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**FOR SALE OR LEASE**  
**2475 Broadway, Boulder, CO**  
**\$1,450,000**

Incredibly rare downtown Boulder location a few blocks from Pearl Street. Nice views from top floor.

LEASE RATE AND TERMS:

Rate: \$16-18 NNN

Term: minimum 5 years and not divisible

OWNER FINANCING AVAILABLE!!

Building square feet: 4,833  
(3 floors of 1,611 sf each)

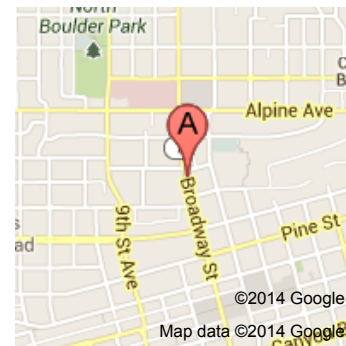
Lot size: 8,935 sf

Parking spaces: 11

Layout: Many private offices on all floors. Bathrooms on each floor

GREAT OWNER-USER BLDG WITH  
SHORT TERM LEASES

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